



# PLANNING COMMISSION AGENDA

JAIME HOLT, Chair

Commission Members  
SEROP TOROSSIAN, Vice Chair  
PAUL E. CAPRIOGLIO  
RAMA DAWAR  
ANDY HANSEN-SMITH  
LUISA MEDINA  
ROJELIO VASQUEZ

Planning and Development  
Assistant Director/Secretary  
KEITH BERGTHOLD

Deputy City Attorney  
SHANNON L. CHAFFIN

*The Planning Commission welcomes you to this meeting.*

**March 3, 2010**

**Wednesday**

**6:00 p.m. to 10:00 p.m.**

**City Hall, Second Floor, COUNCIL CHAMBER, 2600 Fresno Street**

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development Department staff at 559-621-8277.

El cuarto de la reunión es accesible a los físicamente incapacitados y los servicios de un traductor pueden ser hechos disponible. Peticiones para servicios adicionales para los incapacitado, los firmantes, aparatos de escuchar o los traductores deben ser hechos una semana antes de la reunión. Por favor llame a el Departamento de la Planificación y el Desarrollo en 559-621-8277.

Chav sablaj muaj rau cov tibneeg xiam oqhab, thiab muaj tibneeg txhaislus rau cov uas xav tau kev pabcuam. Yog thov kev pabcuam rau cov tibneeg xiam oqhab, cov hlua ntsaws pobntseg mloog haislus, los yog tibneeg txhaislus, nej yuav tau hais tuaj ib asthiv los yog ib limpiam ua ntej lub rooi sablaj. Nej hu tau rau peb cov tubtxib ntawm tus xovtooj: 559-621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those attending the meeting.

**I. ROLL CALL**

**II. PLEDGE OF ALLEGIANCE**

### **III. PROCEDURES**

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all public testimony from those in support and in opposition of the project will be limited to three minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating time has expired. All public testimony must be presented to the Commission at the podium. Any testimony that references race, religion, economic status, national origin, shall be deemed out of order, irrelevant and will not be considered by the Commission in making its land use determinations.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

### **IV. AGENDA APPROVAL**

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

### **V. CONSENT CALENDAR**

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. Minutes
- B. Communications
- C. Entitlements

### **VI. REPORTS BY COMMISSIONERS**

## **VII. CONTINUED MATTERS**

### **A. CONTINUED FROM FEBRUARY 3, 2010**

Consider an appeal of the Planning and Development Department Director's action to approve with conditions, Conditional Use Permit Application No. C-09-166 and related environmental findings for approximately 3.06 acres of property located on both sides of Santa Fe Avenue roughly between Inyo and Mono Streets. The project site is zoned C-M/CCO (*Commercial and Light Manufacturing/Civic Center Area Modifying District*).

1. Environmental Assessment No. C-09-166 recommends a Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130) be adopted.
2. Conditional Use Permit Application No. C-09-166 seeks approval to transform the site into an integrated business center including the adaptive reuse of historic buildings, construction of a new complementary building, and parking facilities for the site. Development of the site is being proposed in 3 phases. Phase I of the development will include the adaptive reuse of the two vacant historic buildings, the demolition of a portion of 754 P Street, and construction of a new 3-story building that will total 13,175 square feet. All off-site improvements will be completed in Phase I, including the creation of new greenscapes, road and sidewalk improvements. This phase will also include the vacation of portions of Santa Fe and Mono Streets and a small portion of Inyo Street. Phase II of the project will include improvements to the existing parking area northeast of the historic buildings. Phase III of the development will include the construction of a new multi-story office building with the intended use of large private and government offices. Design details of this future building are not yet available, thus the building pad is shown on the site plan for "Master Planning" purposes and is otherwise excluded from the current entitlement.
  - Central Area Community Plan
  - Council District 3 (Councilmember Sterling)
  - Staff Recommendation: Deny Appeal, Uphold Director's Action of Approval
  - Staff Member: Bonique Salinas
  - May be considered by the City Council

**VII. CONTINUED MATTERS – (Continued)**

**B. CONTINUED FROM FEBRUARY 17, 2010**

Consider Plan Amendment Application No. A-09-06 and Rezone Application No. R-09-14, filed by Dirk Poeschel Land Development Services on behalf of The Wathen Group, pertaining to approximately 37 acres of property located on the south side of West Ashlan Avenue between North Blythe Avenue and North Parkway Drive, in the City of Fresno.

1. Environmental Assessment No. A-09-06/R-09-014 recommends that a Mitigated Negative Declaration be adopted for the Plan Amendment Application No. A-09-06 and Rezone Application No. R-09-014.
2. Plan Amendment Application No. A-09-06 requests amendment of the 2025 Fresno General Plan and West Area Community Plan to redesignate approximately 0.55 acres of property planned general heavy commercial and approximately 8.57 acres of property planned for medium high density residential to the community commercial planned land use designation.
3. Rezone Application No. R-09-014 requests redesignation of approximately 8.51 acres of property zoned C-6/UGM/cz (*Heavy Commercial/Urban Growth Management/conditions of zoning*), 0.55 acres of property zoned C-6/UGM (*Heavy Commercial/Urban Growth Management*) and approximately 7.07 acres of property zoned R-3/UGM/cz (*Medium Density Multiple Family Residential/Urban Growth Management/conditions of zoning*) to the C-2/UGM/cz (*Community Shopping Center/Urban Growth Management/ conditions of zoning*) zone district; and to redesignate approximately 3.12 acres of property zoned R-3/UGM/cz (*Medium Density Multiple Family Residential/Urban Growth Management/ conditions of zoning*) zone district to the R-2/UGM/cz (*Low Density Multiple Family Residential/Urban Growth Management/conditions of zoning*) zone district subject to the conditions of zoning. This rezone also includes a request to remove condition of zoning of R-04-20 requiring 468 multiple family residential units on the site.

An integrated community shopping center is proposed for the subject property, but is not part of this request.

- West Area Community Plan
- Council District 1 (Councilmember Xiong)
- Staff Recommendation: Recommend Approval
- Staff Member: Bonique Salinas
- Will be considered by the City Council

**VIII. NEW MATTERS**

- A. Consider an appeal of the Planning and Development Director's action to approve, with conditions Variance Application No. V-09-12 for approximately 0.86 acres of property located on the parcel directly west of the intersection of R and Inyo Streets, addressed 801 R Street. The project site is zoned C-M (*Commercial and Light Manufacturing*).
1. Environmental Assessment No. S-09-111/V09-012 recommends a Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130) be adopted for the proposed project.
  2. Variance Application No. V-09-12 seeks approval to allow a 6-foot high fence to be located with a portion of the 10-foot front yard landscape setback required when a commercial or industrial property is adjacent to a major street. A related application, Site Plan Review Application No. S-0-111, which requested authorization to renovate and convert the existing warehouse building on this site to an office and add a 4,680 square foot building addition, has also been approved by the Director, but is not part of this appeal.
    - Central Area Community Plan
    - Council District 3 (Councilmember Sterling)
    - Staff Recommendation: Deny Appeal, Uphold Director's Action of Approval
    - Staff Member: Bonique Salinas
    - May be considered by the City Council

**IX. REPORT BY SECRETARY**

**X. SCHEDULED ORAL COMMUNICATIONS**

**XI. UNSCHEDULED ORAL COMMUNICATIONS**

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

**XII. ADJOURNMENT**

***UPCOMING MATTERS***

*(Dates subject to change)*